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ESTATE AGENTS

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Situated in a pleasant cul-de-sac setting, this deceptively spacious and extended semi detached house warrants an internal inspection to fully appreciate the wealth of space. There is gas central heating and uPVC double glazing and the property offers excellent further potential by way of updating and refurbishment. Incorporating entrance hall, lounge, dining room with patio doors through to sitting room/playroom, fully tiled kitchen, utility room, first floor landing, three bedrooms and bathroom with suite and shower. There is car access to a detached garage and lawned gardens to the front and rear. Being well served for local shops, schools and bus services as well as being within easy access of the city centre..



PROPERTY DESCRIPTION

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FEATURES

- Spacious post war semi detached house
- Pleasant cul-de-sac setting
- Gas central heating and double glazing
- Lounge, dining room and sitting room/playroom
- Kitchen and utility room
- Three bedrooms and bathroom with shower
- Rear access to detached garage
- Lawned gardens
- Vacant possession and no chain



ROOM DESCRIPTIONS

Entrance Hall

2.13m x 3.64m (7' 0" x 11' 11")

Spacious Lounge

3.81m x 3.49m (12' 6" x 11' 5")

With living flame gas fire.

Dining Area

2.85m x 3.22m (9' 4" x 10' 7")

With aluminium sealed unit double glazed patio doors through to:

Study/Playroom

2.93m x 2.63m (9' 7" x 8' 8")

With uPVC double glazed window and uPVC double glazed door leading out to the rear garden.

Fully Tiled Kitchen

3.07m x 3.21m (10' 1" x 10' 6")

With a range of matching base and wall cupboards incorporating four ring gas hob with extractor cooker hood above, electric double oven, side uPVC double glazed windows, patterned glazed door with side glazed windows through to:

Utility/Breakfast Room

2.92m x 2.61m (9' 7" x 8' 7")

With plumbing for automatic washing machine, wall mounted Baxi gas fired central heating boiler and uPVC patterned double glazed door leading out to the rear garden.

First Floor Landing

1.91m x 2.40m (6' 3" x 7' 10")

With side uPVC double glazed window, built in airing cupboard, access to loft space.

Bedroom One

2.89m x 3.43m (9' 6" x 11' 3")

With a range of built in fitted wardrobes and bedside cabinets.

Bedroom Two

2.97m x 3.23m (9' 9" x 10' 7")

Bedroom Three

2.73m x 2.52m (8' 11" x 8' 3")

With built in cupboard over the stairs recess.

Bathroom

2.49m x 1.68m (8' 2" x 5' 6")

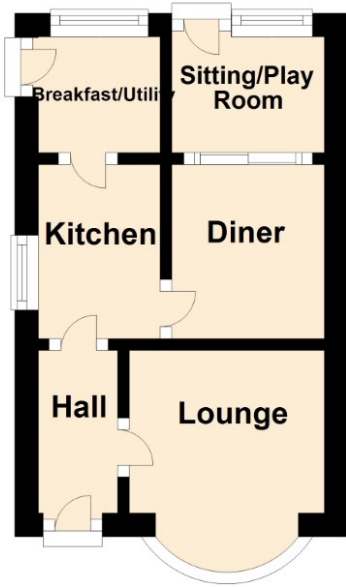
With three piece suite together with shower attachment with patterned screen.

Outside

There is excellent access to a side shared entry through to the detached garage with double doors and side personal door, lawned foregarden and enclosed fully fenced rear garden laid to lawn with timber garden shed.

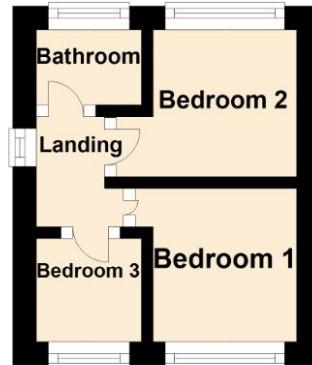
Ground Floor

Approx. 10.0 sq. metres (107.2 sq. feet)




First Floor

Approx. 5.8 sq. metres (62.6 sq. feet)



Total area: approx. 15.8 sq. metres (169.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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